



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: March 29, 2007
AGENDA DATE: April 5, 2007
PROJECT ADDRESS: 1114 N. Milpas Street (MST2004-00534)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

This is a concept review of a proposed project. The project site is a 9,947 square foot parcel that is split zoned with the front three-quarters of the parcel having an R-3, multiple-family residence, designation and the rear one-quarter having an E-1, single-family residence, designation. The site is located in the Lower Riviera neighborhood and in the High Fire District. The proposed project consists of three three-bedroom residential condominium units with three two-car garages. Two design options (options 1 and 2) have been submitted for concept review. The existing 1,543 square foot, single-family residence, a one-car carport and two detached storage sheds would be demolished. A rezone of the rear portion of the site from E-1 to R-3 is also requested.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and Staff with feedback and direction regarding the proposed land use and design. No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

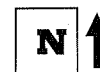
II. REQUIRED APPLICATIONS

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. A Zoning Map Amendment to change the zoning on a portion of the parcel from E-1, One-Family Residence, to R-3, Limited Multiple-Family Residence, Zone (SBMC§28.92.080.B); and
2. Tentative Subdivision Map for a one-lot subdivision with three condominium units (SBMC§27.07).



Vicinity Map for 1114 N. Milpas Street



III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Teri Green, Green & Associates	Property Owner: Wendy Snyder
Parcel Number: 029-202-025	Lot Area: 9,947 square feet
General Plan: Residential, 12 units/acre	Zoning: R-3/ E-1, Limited Multiple-Family and One-Family Residence
Existing Use: Residential	Topography: Average slope 20%; some areas are greater than 30%
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

Units	Size	Garages	Private Outdoor Living Space
<u>Option 1</u>			
Unit A –	1,426 sq. ft.	400 sq. ft.	330 sq. ft.
Unit B –	1,627 sq. ft.	400 sq. ft.	249 sq. ft.
Unit C –	<u>1,353 sq. ft.</u>	<u>479 sq. ft.</u>	277 sq. ft.
	4,406 sq. ft.	1,279 sq. ft.	
<u>Option 2</u>			
Unit A –	1,426 sq. ft.	464 sq. ft.	330 sq. ft.
Unit B –	1,316 sq. ft.	464 sq. ft.	160 sq. ft.
Unit C –	<u>1,234 sq. ft.</u>	<u>464 sq. ft.</u>	227 sq. ft.
	3,976 sq. ft.	1,392 sq. ft.	

IV. DISCUSSION

A. BACKGROUND

The project was initially reviewed under the City's Pre-Application Review Team process in August 2004. At the time, the project consisted of a proposal for four three-bedroom condominium units with eight covered parking spaces and a modification request to allow an encroachment into the interior yard setback. Staff had a number of comments regarding the proposed project, including a request for slope information (see Exhibit C- PRT letter).

After having had six conceptual reviews by the Architectural Board of Review, the applicant submitted the first formal DART application in September 2006, which consisted of a reduction in the number of units from four to three and an associated reduction in covered parking spaces from eight to six. Although one unit was eliminated, the proposal continued to include a unit at the rear of the property where there are steep slopes. The revised plans indicated that the average slope of the site is 19.9 % (see Exhibit D- DART letter). In the DART letter, Staff made the following comment:

Although the plans state that the average slope of the parcel is 19.9%, portions of the site where development is proposed may be greater than 30%. Please include a slope study of the parcel that shows, in different colors or shading, areas which existing slopes that are less than 30% and greater than 30%. Consistent with City policy, Staff would not be able to support development on slopes greater than 30%.

Staff subsequently met with the applicant team to discuss the City's policy and the Planning Commission's practice to not approve development on slopes of 30% or more. Staff stated that the policy is based primarily on concerns regarding visibility of development and slope stability; however, for this particular project and location, visibility would not appear be a major concern. The slope of the area in question exceeds 40%.

In response, the applicant is requesting that the Planning Commission review the proposed project, herein referred to as option 1, as well as an alternative design, herein referred to as option 2, in order to determine whether the policy to not allow development on 30% or more slopes should apply to this site.

B. GENERAL PLAN POLICY

Conservation Element: According to the City's Master Environmental Assessment (MEA), the upper portion of the site is an area of visual sensitivity, major hillside and 30% slopes. One of the visual resources goals of the Conservation Element of the General Plan is to prevent the scarring of hillside areas by inappropriate development and one of the policies is that development on hillsides shall not significantly modify the natural topography and vegetation. The implementing strategy for the policy states that "development which necessitates grading on hillsides with slopes greater than 30% should not be permitted."

Seismic Safety-Safety Element: According to the MEA, the project site has both minimal and conditional erosion potential. Minimal erosion potential areas are areas with insignificant rates of erosion and conditional erosion potential areas are areas in which erosion may become more active if steep cut slopes are made. No specific recommendations are identified in the Seismic Safety-Safety Element to address these areas. The MEA also describes the site as having minimal expansiveness of soil, minimal liquefaction potential and a low-damage level to single-family residences as a result of seismic hazards; therefore, no additional studies would be required.

The main goals of the Seismic Safety-Safety Element are to protect life, property, and public well-being from seismic and other geologic hazards, as well as from fire and flood hazards, and to reduce or avoid adverse economic, social, and environmental impacts caused by geologic conditions or exposure fire and floods. In regard to landslides, it further states that hillside development can also act to turn a stable slope into an unstable slope by steepening the slope angle, increasing the height of the slope, and placing extra weight loads on the slope.

For certain projects that may have the potential for adverse impacts caused by geologic conditions, prior to building permit approval, in addition to a soils report, an engineering geological report prepared by an engineering geologist would be required. The report would include a description of the on-site geology and provide recommendations and conclusions regarding the effect of the geological conditions on the proposed construction (i.e., ground-shaking severity from earthquakes, ground rupture from fault displacement, potential for liquefaction or landslides, the effects of high groundwater, settling rates from compressible soils, etc.). The building plans would then incorporate the recommendations contained in the soils and engineering reports.

C. QUESTIONS TO THE PLANNING COMMISSION

In option 1, Unit C is a three-story unit and is located within an area of 30% slopes or greater, whereas in option 2, Unit C is a two-story structure that has been relocated such that, according to the applicant, the building envelope has an average slope of less than 30%. Also, the sizes of

the units and garages differ slightly, with option 1 having approximately 300 square feet more than option 2.

The applicant contends that issues of visibility and slope stability should not be of concern for the proposed option 1 development, stating that the rear unit would not be any more visible than the front unit, that the views of any upslope neighbors will not be obstructed, that the steepness of the slope at the rear of the site occurs in a very limited area, that the slope is not prominent or visible beyond the subject property, and that the slope is more of an embankment than a hillside and should not be considered a scenic or visual resource. The applicant also states that when the preliminary soils investigation report is prepared, it will provide recommendations that will be adhered to regarding slope stability and design.

The applicant has asked a number of questions in the applicant letter including: 1) would the Planning Commission be in support of either option 1 or option 2 and which option would be more acceptable; 2) would the Commission be able to grant approval of the most acceptable design at a formal hearing; 3) would the Commission support a modification to allow the encroachment of the garage into the side yard setback to allow for more efficient parking, trash and storage locations and articulation of the easterly elevations; and, 4) would there be support for a three-story development on the lot to further reduce the encroachment of the development into areas of 30 % or more slopes.

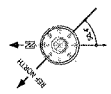
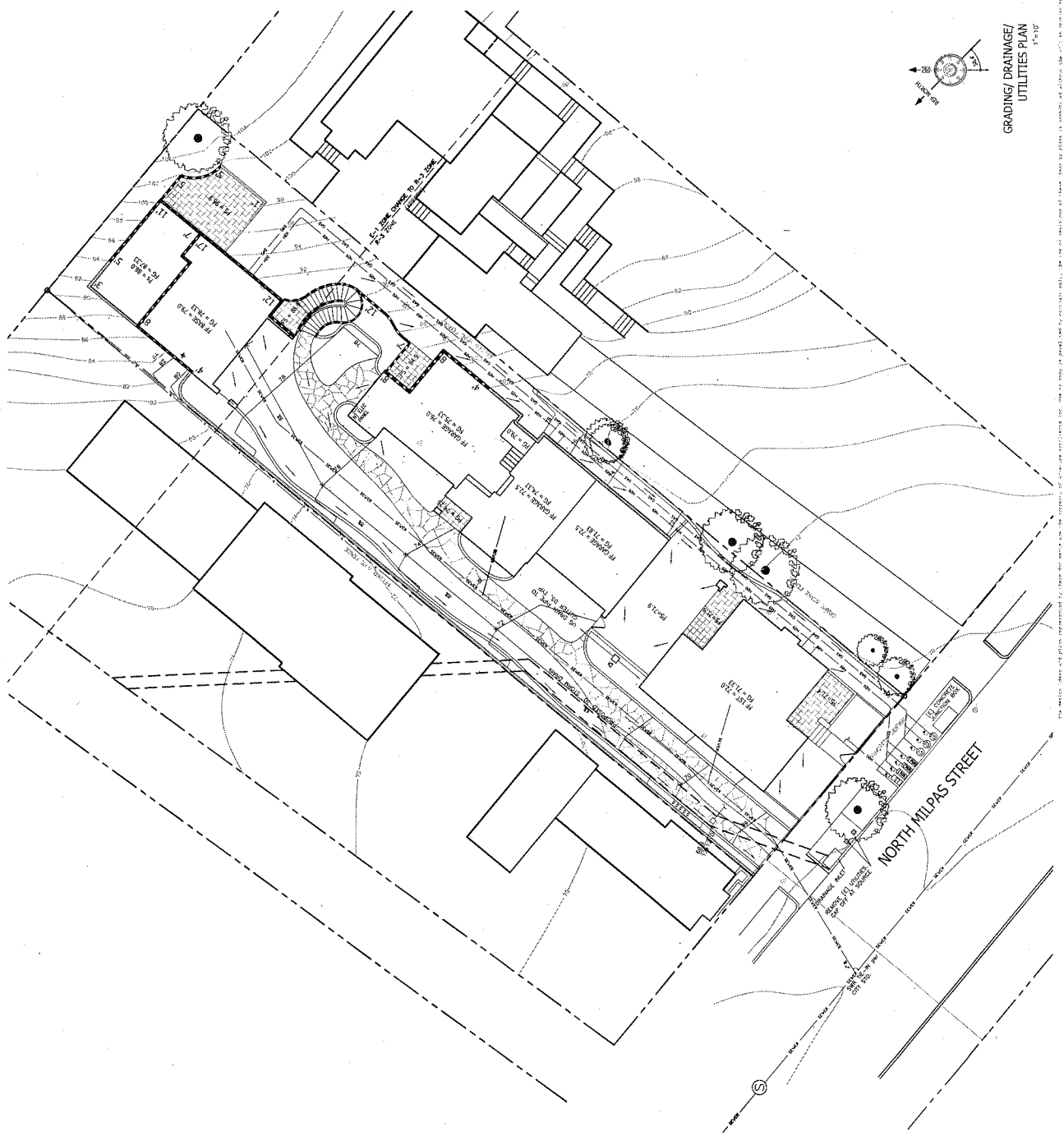
V. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the two proposed designs and provide comments as requested by the applicant. Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

Exhibits:

- A. Site Plans (option 1 and 2)
- B. Applicant Letter dated March 14, 2007
- C. PRT letter dated August 31, 2004
- D. DART letter dated October 9, 2006
- E. ABR minutes

- LEGEND**
- RETAINING WALLS GREATER THAN 4' HIGH
 - RETAINING WALLS LESS THAN 4' HIGH
 - NUMBER REFERS TO HEIGHT OF RETAINED EARTH
 - EXISTING CONTOUR LINE
 - PROPOSED FINISH CONTOUR LINE
 - PROPOSED FINISH GRADE
 - FINISH SURFACE
 - FINISH GRADE
 - EDGE OF PAVEMENT
 - CONCRETE
 - DROP INLET
 - ELEVATIONS
 - DIRECTION OF DRAINAGE
 - BUILDING SETBACK LINE
 - WATER METER (8 INCHES DIA)
 - WATER METER (4 INCHES DIA)
 - SEWER MANHOLE



GRADING/ DRAINAGE/
UTILITIES PLAN
1" = 10'



a000
March 14, 2007
GRADING/ DRAINAGE/
UTILITIES PLAN

3 CONDOR HILLS, 1111 N MILPAS STREET, SANTA BARBARA, CA 93103

arketype architects inc

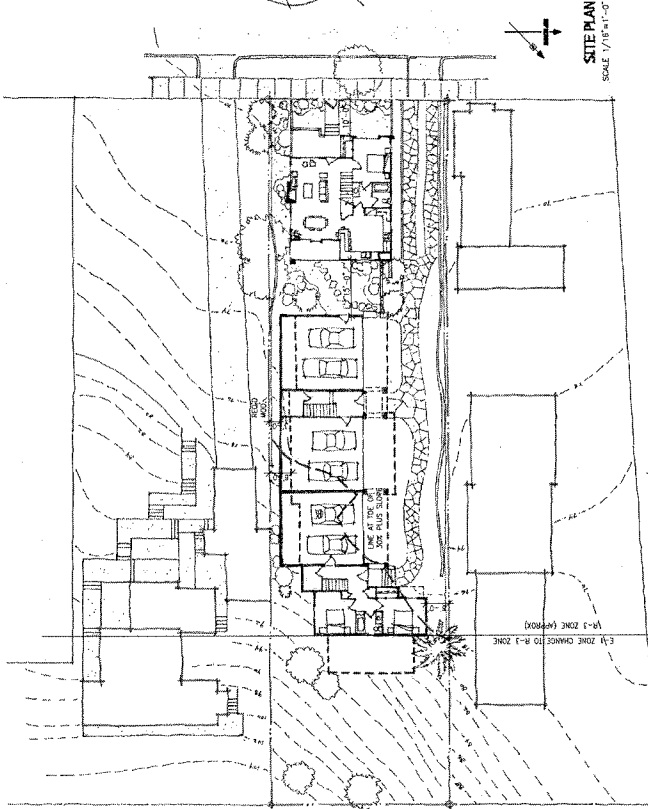
www.arketypearchitects.com
275 SAN CLEMENTE STREET, VENTURA, CA 93001
P 805.653.5088 F 805.653.6135

EXHIBIT A

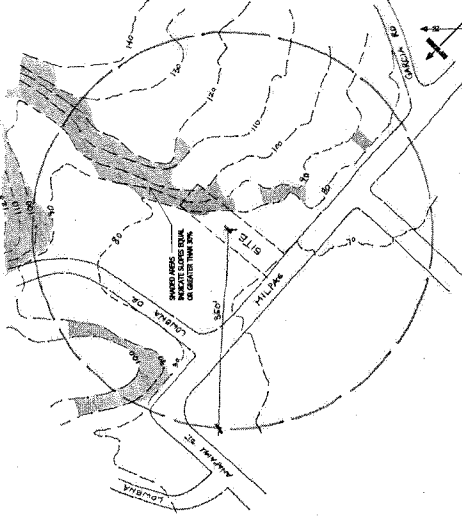
Familias de la Riviera

1114 N Judas Street, Santa Barbara, California

3 Residential Condominiums



SITE PLAN
SCALE 1/16" = 1'-0"



VICINITY SLOPES
SCALE 1" = 100'

Scope Of Work

1. Prepare preliminary plans for a 3-unit (single family/multi-family residential) with parking to R-1 (single-family residential) zoning.
2. Develop preliminary plans for a 3-unit (single family/multi-family residential) with parking to R-1 (single-family residential) zoning.
3. Prepare preliminary plans for a 3-unit (single family/multi-family residential) with parking to R-1 (single-family residential) zoning.
4. Prepare preliminary plans for a 3-unit (single family/multi-family residential) with parking to R-1 (single-family residential) zoning.

Unit A: 1,452 sq. ft. of residential condominium unit with 237 sq. ft. of upper floor private outdoor living space. The garage for this unit is part of the rear building.

Unit B: 1,316 sq. ft. of residential condominium unit with 160 sq. ft. of upper floor private outdoor living space. The garage for this unit is part of the rear building.

Unit C: 1,234 sq. ft. of residential condominium unit with 277 sq. ft. of upper floor private outdoor living space. The garage for this unit is part of the rear building.

Average Slope Calc - Entire Site

Large Natural Slope of the Entire Length of Lot

$S = \frac{1}{100} \left(\frac{100 \times 100}{100} \right) = 1.0\%$

$S = \frac{1}{100} \left(\frac{100 \times 100}{100} \right) = 1.0\%$

$S = \frac{1}{100} \left(\frac{100 \times 100}{100} \right) = 1.0\%$

Average Slope Calc - Under Bldg

Large Natural Slope of the Entire Length of Lot

$S = \frac{1}{100} \left(\frac{100 \times 100}{100} \right) = 1.0\%$

$S = \frac{1}{100} \left(\frac{100 \times 100}{100} \right) = 1.0\%$

$S = \frac{1}{100} \left(\frac{100 \times 100}{100} \right) = 1.0\%$

Statistics

Property Data

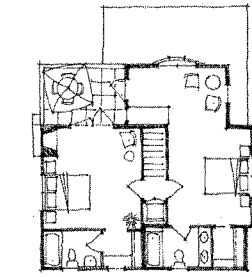
APN: 025-020-25

Zone: R-1

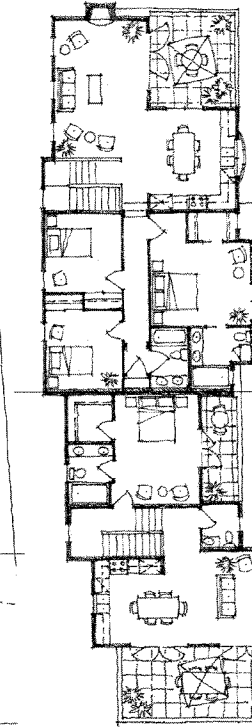
General Plan Designation: Residential, 15 units/Ac

Consent: 15 units/Ac

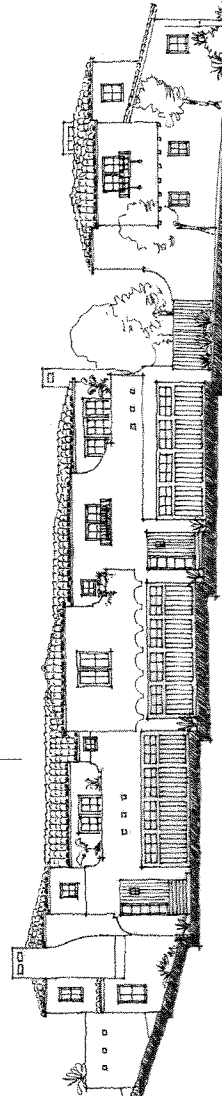
Consent Type: 15 units/Ac



2ND FLOOR UNIT A
SCALE 1/8" = 1'-0"



1ST FLOOR UNITS B & C
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

www.archetypearchitects.com
archetype architects inc

275 SAN CLEMENTE STREET, VENTURA, CA 93001
P 805.653.5088 • F 805.653.6139



CONDOMINIUMS, 1114 N JUDAS STREET, SANTA BARBARA, CA 93101

08

NOV 14, 2007

PROJECT: 1114 N JUDAS STREET, SANTA BARBARA, CA 93101

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/07

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 11/14/



Green & Associates

Land Use Planning & Permitting Services

P.O. Box 1455
Santa Barbara, CA 93102-1455

P: 805.570.6435
F: 805.456.0325

March 14, 2007

City of Santa Barbara Planning Commission
C/o Kathleen Kennedy, Associate Planner
630 Garden Street
Santa Barbara, CA 93101

RECEIVED

MAR 14 2007

**CITY OF SANTA BARBARA
PLANNING DIVISION**

**Subject: MST2004-00534 - 1114 North Milpas Street; APN 029-202-25
Concept Review of a Residential Demolition & Condominium Construction Project
providing infill housing within the City of Santa Barbara**

Dear Chair Jacobs & Members of the Planning Commission,

On behalf of our client, Ms. Wendy Snyder, we would like to open this letter by thanking the Santa Barbara Planning Commission for allowing us the opportunity to present the subject project for Conceptual Review. For the purposes of discussion at the hearing, accompanying this letter, you will find two (2) different schematic design options, including a site, floor & elevation plans for each design option.

Despite the two (2) different design options which we will discuss in detail at the hearing, the project, as proposed, consists of the demolition of an existing single-family residence and its associated accessory structures, the construction of three (3) new single-family condominium units and the relocation of an existing private storm drain.

Property Details

The subject property is located at 1114 North Milpas Street in the Lower Riviera area of the City of Santa Barbara. The property is currently split-zoned with an E-1/R-3, single-family residence/multi-family residence zoning designation and is located in the City's High Fire District. The E-1 portion of land accommodates the rear (or northerly) ± 47 -feet of the 197-foot deep by 50-foot wide property and the remaining land is zoned R-3. The subject property is approximately 9,947 square feet in size with an overall average parcel slope of 20%.

The property is presently developed with a 1,543 square foot, single-story, single-family residence, a single-car carport and two (2) detached storage sheds, about 230 square feet and 160 square feet in area. The total existing on-site building coverage is 20%. The total existing open yard area is 7,782 square feet (or, 77%).

As the City records are somewhat vague and unclear, it is estimated that all of the existing structures were built sometime between 1930 and the late 1940's. As detailed in the Storm Drain Study prepared by Larry Falberg on November 7, 2003, "preliminary investigation reveals the presence of a 30" RCP storm drain pipeline directly under the existing structures and running at an angle of approximately 45 degrees from the property line."

In its present configuration, the parcel has a gradual upward, or northerly slope, from Milpas Street for about two-thirds of the property's depth and then has a more dramatic slope towards the northeast corner of the property. However, as previously noted, the average slope of the entire parcel is calculated at 20%.

Scope of Work

The current project proposes to demolish all existing on-site development, including the residence, carport, storage sheds, dilapidated retaining walls & certain landscaping/ hardscaping, realign the existing storm drain and construct three (3) new two (2) story condominium units ranging in size from about 1,300 square feet to 1,600 square feet. In both of the design options, each of the units meets the current parking code requirements as well as meets and exceeds the requirements of the open yard area standards.

In each design option, the total on-site building coverage will not exceed 37% of the total land area; hardscaping is expected to cover approximately 24% of the site and the landscaped areas are expected to occupy approximately 39% of the site.

The slope of the property is advantageous to the design in terms of concealing much of the garage mass below grade, allowing each unit to step up from the next with the natural grade providing privacy and better view potential for each of the proposed units.

In either design option, the estimated grading under the proposed building footprints will not exceed 300 cubic yards of cut and 200 cubic yards of fill while grading outside the building footprint is estimated to be 148 cubic yards of cut and 144 cubic yards of fill maximum. The grading has been studied and designed to essentially balance on-site in order to limit the total quantity of truck trips.

History of Application Processing

Pre-Application Review Team

On July 22, 2004, the project architect submitted a PRT application consisting of the demolition of all existing on site development and the construction of four (4) new residential condominium units with four (4) two-car garages and a community plaza & spa area in the northeast corner of the lot. Submitted with the standard applicant letter describing the project, were architectural plans detailing the proposed project as well as a site survey prepared by Davis Land Surveying showing the parcel boundaries and topographic information.

Under the guidelines of providing the applicant with as much feedback and direction as possible and identifying any significant issues relevant to the project, City Staff made a site visit to observe existing site conditions, administratively reviewed the project, and provided comments including the following:

"In order for a condominium project to be proposed and approved on this site, a rezone of the E-1 portion to R-3 would be required."

"Although staff would be supportive of the modification request for a portion of Unit D to encroach into the interior yard setback, the rezone to R-3 would eliminate the need for this modification request"

While the PRT comments presented by Staff did request that the Plan include the slope of the parcel and the General Plan Designation, they **did not** address General Plan policies for development on slopes of 30% or greater.

Design Review

Between November 1, 2004 and November 1, 2005, the City's Architectural Board of Review (ABR) examined and commented on both the originally proposed four (4) unit condominium project and the current three (3) unit condominium project on six (6) separate occasions, and made a site visit to observe existing site conditions on one (1) occasion. Each agenda specifically noted that the ABR would ultimately be required to make Neighborhood Preservation Ordinance Findings, findings specifically stating that any *"development will be compatible with the neighborhood and its size, bulk and scale will be appropriate to the site and neighborhood"* and that *"the grading and development will be appropriate to the site, have been designed to avoid visible scarring and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside."*

During its initial review of the four (4) unit condominium project, the Board requested reductions in the massing of the proposed project, minimization of the hardscaping as proposed and maximization of any & all landscaping opportunities. Throughout the yearlong design review process of the application, the Board's primary focus had been to reduce the project's massing, refine the architectural detailing and soften the site via greater landscaping.

The project addressed the Board's concerns by not only enhancing the architectural design of the structures themselves but by eliminating one (1) entire unit to further reduce the mass, bulk and scale and the concerns of the Board. In doing so, the Board was able to express its appreciation and comfort with the project by continuing it indefinitely to the Planning Commission (and City Council) with the following positive comments: *"1) the Board is generally comfortable with the size, bulk and scale of the units. 2) The Board appreciates the reduction in hardscape from the prior design and the addition of the trees at the end of the driveway. 3) The reduction of the massing of the project is a positive. ..."*

As with the PRT application, a Site Survey including topographic information was provided to the ABR throughout its review process and, like the PRT comments, the Board did not discuss any concerns with the architect and/or the land owner of development on slopes of 30% or greater. City Planning Staff was not present at any of the design review meetings to discuss this issue.

Development Application Review Team

On Thursday, September 7, 2006, on behalf of the applicant and project team, we submitted a DART Application to City Staff for review and processing. This application consisted of all the applicable required materials including the Site Survey with topographic information and materials & responses to the specific PRT comments *(as required by Staff)*.

City Staff provided its comments 30-days later deeming the application incomplete and further stating that *"consistent with City policy, Staff would not be able to support development on slopes greater than 30%."* Since this policy language was never mentioned in previous meetings and correspondences with any city agency, our client and project team were dismayed how we could have come so far without being advised of this discretionary policy. As a result, we met on two separate occasions with planning staff members, Kathleen Kennedy and Jan Hubbell, for clarification on the 30% slope policy, its interpretation, and a consensus on where to go from this

point. In clarifying this city policy, staff indicated to us that the visibility of the project and slope stability are the two primary concerns with developments on slopes of 30% or greater, and that *"visibility is not a major concern at this site."*

As a result, we are coming before the members of the Planning Commission to present our project for consideration and comments as a conceptual review with two design options: Three (3) units (detached) as reviewed by ABR with positive comments; and a redesigned project with three (3) units (one detached, two attached) limiting the building footprints to the R-3 zone area of the property.

Request for Direction

Given the aforementioned history of application processing, on behalf of our client, Ms. Wendy Snyder (the property owner), we respectfully request that the Commission provide our project team with clear direction on the General Plan policies affecting our project.

1. Will the Commission support the design reviewed by the ABR (our Option 1 or a modified design thereof) considering the following:
 - a. Unit C is proposed at the toe of the slope where the grade transitions from almost level to a 30%+ grade. Because unit C is at the base of the slope and not encompassed or near the top of 30%+ grades, the unit will be no more visible than the existing house at the front of the lot. Since the basement foundations of Unit C are deeply embedded in the base of the hill, slope stability is increased by the presence of the building.
 - b. Unit C is embedded in the slope, therefore the views of any upslope neighbors will not be obstructed. At the high side of the building (north), unit C is only one story.
 - c. Based on topographic maps of the City, the average slope measured approximately from the 100' contour line to the north of Unit C is far less steep with an average slope of approximately 15%. The steepness of the slope at the rear of the site essentially occurs in a very limited area and does not continue to be steep directly upslope. The 30%+ embankment at the rear of the site is an old drainage course land formation no longer used because the drainage is now handled by underground storm drainage systems.
 - d. Since the existing 30%+ slope is only about 24 feet high and then levels off to about 15% near the 100 foot contour, and is not prominent or visible beyond the subject property, the slope is more of an embankment than a hillside and should not be considered a scenic or visual resource (see Page 10 of the General Plan, Conservation Element). In terms of seismic safety and erosion, the General Plan is concerned with the erosion potential of slopes greater than 50%, where the embankment on the subject property is less than a 50% slope (see Page 47 of the General Plan, Seismic Safety Element).
 - e. It is our opinion that, as long as the recommendations of a preliminary soils investigation (still to come) are adhered to in terms of slope stability and the design of the foundations and site walls, the project should be able to move forward. The proposed project is consistent with the intent and spirit of the General Plan.

2. If the Commission will not support Item 1 above, will the Commission support development on slopes of 30% or greater where the building envelope maintains an average slope of less than 30%?
3. In looking at the two design options proposed, and considering all of the issues, which design is most acceptable to the Commission?
4. Will the Commission grant approval of the most acceptable design option at the project's formal hearing?
5. Will the Commission support a maximum allowable encroachment of the garages via a side yard setback modification to allow for more efficient parking, trash and storage locations, and articulation of the easterly elevations of the buildings?
6. Can the Commission support three (3) story development on this lot to further reduce the development's encroachment into slopes at or exceeding 30% and to ensure that the ABR can make the Neighborhood Preservation Ordinance Findings?

Conclusion

On behalf of the entire project team, I thank you for your time and consideration of the two (2) proposed design options and other related materials associated with this project. The property owner is anxious to receive the Commission's feedback on the designs and direction regarding the questions posed above. She and the entire project team look forward to a productive dialogue with your Commission on April 5, 2007 and we hope to gain clear direction on what type of development will be supported on this site.

Should you have any questions and/or required additional information prior to the hearing, please do not hesitate to contact me at terigreen@cox.net. I may also be reached via phone at 805.570.6435.

Respectfully,



Teri Green

Attachments: Design Options 1 & 2
 Landscape Plan
 Topographic Survey

CC: Wendy Snyder & Joe D'Errico, Property Owners
 David Ferrin, arketype architects, inc.
 Steve Davis, Davis Land Surveying



City of Santa Barbara Planning Division

PRE-APPLICATION REVIEW TEAM COMMENTS

August 31, 2004

David Ferrin
arketype architects inc.
275 San Clemente Street
Ventura, CA 93001

SUBJECT: 1114 N. MILPAS STREET, MST#2004-00534

PRT MEETING DATE: Tuesday, September 7, 2004 at 1:30 P.M., 630 Garden Street, Housing & Redevelopment Conference Room, 2nd Floor
--

Dear Mr. Ferrin:

I. INTRODUCTION/PROJECT DESCRIPTION

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

The project consists of a proposal for four three-bedroom condominium units with eight covered parking spaces. The existing buildings will be demolished. The parcel is split-zoned, E-1 and R-3. A modification is requested to allow an encroachment into the interior yard setback.

II. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing, including Planning Commission (PC) application requirements, and to identify significant issues relevant to the project. In order to submit a complete PC application, please respond to the following items.

Based on the information submitted, the required applications would be:

A. Planning Division

1. Initiation of a zone change from E-1 to R-3 by the Planning Commission.
2. Tentative Subdivision Map (TSM) for a one-lot subdivision with four residential condominium units (SBMC§27.07 and 27.13), contingent upon City Council approval of the Rezone.
3. Final approval of zone change from E-1 to R-3 by the City Council.
4. Design Review Approval by the Architectural Board of Review (ABR) (SBMC§22.68).

B. Engineering Division

Following Planning Commission Approval:

1. City Council approval is required for the following land development agreements and maps. The agreements, prepared by Staff and recorded concurrently with the Parcel Map, are required prior to issuance of any Public Works or Building permits.
 - a. Owner shall record an Agreement Assigning Water Extraction Rights which is required at the time of the Parcel Map, and prior to the issuance of Certificate of Occupancy. Land Development staff prepares this agreement.
 - b. Parcel Map (and accompanying documents) per the Subdivision Map Act, and created to City Survey Ordinance requirements. The map shall be prepared by a licensed surveyor and is required prior to the issuance of Certificate of Occupancy.
 - c. Owner shall record an Agreement Relating to Subdivision Map Conditions Imposed on Real property. Land Development staff prepares this agreement and takes it to City Council along with the Parcel Map.
 - d. Submit to engineering staff verification for pre-payment of property taxes from the County of Santa Barbara prior to recordation of the Parcel Map. (This is a requirement of the County of Santa Barbara, County Recorder's Office.)
2. Public Works permits shall be required and obtained for all public improvements and utility connections in the right of way following recordation of the map and agreements. The Public Works permits are separate from all other City required permits.

C. Building & Safety Division

1. The "community" spa must be reviewed and approved by the Santa Barbara County Health Department.

III. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

1. Please see the attached Planning Commission Submittal Packet for information required upon submittal of the formal Planning Commission application (also known as the DART submittal).
2. It was determined that, in order for a condominium project to be proposed and approved on this site, a rezone of the E-1 portion to R-3 would be required. Please note that planning staff may propose an ordinance amendment sometime in the future to address the issue of developing split zone parcels without having to go through the rezone process; however, this has not been initiated yet and it is unknown as to when this may occur. If you would like to proceed in a more expedient manner, please include a rezone request with the formal Planning Commission application.
3. Although staff would be supportive of the modification request for a portion of Unit D to encroach into the interior yard setback, the rezone to R-3 would eliminate the need for this modification request. However, it appears that there are other encroachments into the required yards shown on the plans. Please review SBMC§28.87.062, Yard Encroachments, carefully to determine what is allowed to encroach without a modification.
4. Include the slope of the parcel and the General Plan Designation on the plan.
5. Show the required setbacks on all portions of the site plan.
6. Provide a north and south elevation for each building. Include adjacent structures along with the south (street) elevation. Due to the slope of the parcel, if some of the units behind Unit A would be visible from the street, please include them in the south elevation.
7. Provide current photographs of the adjacent uses and structures. Photographs are to be clearly labeled and mounted on 8 ½" x 11" sheets. Include a map showing the locations where the photographs were taken.
8. Please submit the project for concept review by the Architectural Board of Review (ABR) either prior to, or concurrently with, the submittal of the Planning Commission application.
9. Provide both a site plan and a Tentative Map with the submittal of the Planning Commission application.

10. Provide a complete written description of the scope of work on the site plan, including the number of bedrooms for each unit and the square footages.
11. The scale of the drawings is to be such that all elements are clearly legible. Generally, 1/8" scale for site plans and 1/4" scale for floor plans and elevations is acceptable.
12. Label all existing and proposed elements on the plans.
13. Dimension the distances between buildings.
14. Provide a demolition plan.
15. Show on the plans and address in the Planning Commission letter how the project meets the requirements of the Residential Condominium Development section of the Municipal Code (SBMC§27.13).
16. Delineate on the plans, through shading or other means, how the private outdoor living space requirement is met for each unit per SBMC§28.21.081. Provide the dimensions on the plans.
17. Delineate on the plans, through shading or other means, how the common open space requirement is met per SBMC§28.21.080. Provide the dimensions on the plans.
18. Include the required and proposed square footages of all private and common open space areas in the statistics section of the plans.
19. Identify all existing and proposed hedges, fences and walls and their heights and materials.
20. Show the building height and natural grade on all elevations. Building height is defined as the maximum vertical height of a building or structure at all points measured from natural grade. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, and towers, are not considered a part of the height of a building, but all portions of the roof are included.
21. Provide a landscape plan for the proposed project. Identify all vegetation to be removed, relocated, and maintained. Show all existing trees with type and diameter as measured four feet above grade. The project site is located in the designated High Fire Hazard area; therefore include a landscape plan for review by our Wildland Specialist.
22. It appears that a greater amount of grading would be required for this proposal than is listed on the plans and presented in the letter (also see Transportation Division comment C.2. below). Please restudy.

B. Engineering Division

Plan Corrections/Additions:

1. A Tentative Subdivision Map is required for the creation of condominiums. See attached checklist for all requirements for the map (per Municipal Code 27.07.030).
2. A Minimum Site Plan Requirements handout is attached as a guide for your next submittal.
3. Site Plan - Note "Undergrounding" of utilities on site plan.
4. Site Plan - Note APN for subject and abutting parcels.
5. Site Plan - Please show all existing and proposed utility mains (sewer and water) and the location of laterals in the public right of way. Please indicate the size of the utility mains and services to the site.
6. Note the replacement of cracked sidewalk, curb and gutter along the entire subject property frontage on Milpas Street. (see attached photo).
7. Indicate how site drainage is directed to the public right of way. All new or existing storm drainage conveyance systems shall be sized to convey the 25-year storm event.
8. Site and roof drainage directed to the street shall be conveyed beneath the driveway or sidewalks through City standard curb drain outlets.
9. A separate water meter shall serve each dwelling unit.
10. More specific public improvements and conditions will be determined at the time of formal project review.

General Comments:

11. Provide two copies of a current (dated within 3 months of DART submittal) Preliminary Title Report.
12. Staff recommends individual sewer laterals for each unit. Any proposed new "common" sewer laterals shall be sized accordingly and recorded in private Covenants, Conditions and Restrictions.

Following Planning Commission approval:

13. Existing private sewer laterals serving the property shall be inspected by a closed circuit inspection camera. A copy of this video shall be provided to Manuel Romero, Wastewater Collection System Supervisor, (805) 897-1931, for review. The applicant shall repair, at their expense, any defects that are found in the private lateral prior to occupancy. Any existing sewer lateral identified to be abandoned, shall be disconnected at the sewer mainline connection. This condition is required prior to the issuance of any Building or Public Works permits.

14. Water and sewer buy-in fees are required for each unit. A water and sewer application shall be completed prior to the issuance of any Public Works or Building Permits.
15. Addresses for the new units can be obtained from the Public works Permit Counter. Contact Dave Postada, 564-5388, for related questions.

C. Transportation Division

1. Garage D must be re-configured, so that vehicles do not back out to the street. The eastern parking space would need to back into the approximate area where the stairs are proposed.
2. The sloping driveway in combination with the multiple garages in a row can result in some slope transition challenges between the adjoining garages. Be cautious of creating a steep drop off between the garage doors, resulting in a pedestrian hazard.
3. Show the proposed driveway slope on the plans.
4. The garages must be 20' by 20' clear interior. Please put the dimensions on the plans.

D. Building & Safety Division

1. The stairways on the east side of the building are not allowed to be within 5' of the property line where openings are required to be protected (CBC Sect. 1006.2.1.)
2. Show the required enclosure fencing and gates for the spa area.
3. Provide a drainage plan that shows how storm water is being directed/transported from roofs and hardscape areas to the City Storm Drain System. Sheet or point flow across the sidewalk is not acceptable.
4. Provide a min. 36" level landing at the bottom of the interior stairs leading into the garages.
5. The middle building will require true 1 hour occupancy separations between the garages and the units above.

IV. APPLICATION LETTER

The application letter should be addressed to the Planning Commission requesting the necessary approvals. This letter becomes a main attachment to the Planning Commission Staff Report and should include a thorough project description and justification and/or reasons why the project should be approved and/or benefits of the project. The items to be included in the application letter are listed in the Planning Commission Submittal Packet. A separate letter to staff should indicate how the comments contained in this PRT letter have been addressed.

V. ENVIRONMENTAL REVIEW:

A. Cultural Resources

Based on a review of the City's Master Environmental Assessment, the project site is located within the Early 20th Century (1900-1920) zone. As a result, a Letter Report Confirming No Archaeological Resources (also called a "Letter Report") is required to be prepared and submitted for review and acceptance by the City's Environmental Analyst. An archaeological letter report submittal form is attached, as is the list of City-Qualified Archaeological Consultants.

B. Noise

The project is identified in an area of greater than 60 dB(A) per the City's Master Environmental Assessment noise contour maps. Noise generated from nearby uses (i.e. County Bowl, Milpas St.) has the potential to make the project inconsistent with the Noise Element of the City's General Plan as well as result in environmental concerns. An acoustical analysis showing that the outdoor noise level for the required private outdoor living areas associated with the residential units can be mitigated to under 60 db(A) must be provided. All recommendations will need to be incorporated into the design for compliance.

Once the formal application has been received and deemed complete, Staff will begin the environmental review of the subject development application. During this time period, you may be contacted to discuss measures to avoid or reduce environmental effects anticipated to result from the proposed project.

VI. FEES

The following is a list of potential fees for the project. Please be informed that fees are subject to change at a minimum annually.

A. Planning Division

Prior to the application being deemed complete:

Initiation of Zone Change Fee.....	\$850.00
Zone Change with Development Review Fee.....	\$4,470.00
Tentative Subdivision Map Fee	\$1,730.00
Modification Fee	\$850.00
Each Additional Modification Fee (<i>if required</i>)	\$430.00
Environmental Assessment Fee (with studies)	\$300.00
Mailing List Service Fee	\$110.00
Cultural Resource Report Submittal Fee.....	\$75.00

B. Engineering Division

Following Planning Commission approval:

Parcel Map Fee.....	\$1,661.00
---------------------	------------

Water Buy-In Fee (each)	\$1,011.00
Sewer Buy-In Fee (each)	\$750.00
1" service & manifold with two 5/8" Meters (each)	\$1,927.00
Sidewalk/Driveway Inspection Fee	To Be Determined
Public Works Building Plan Check Fee	\$80.00

C. Transportation Division

Following Planning Commission approval:

Fee \$67.00

D. Building & Safety Division

Following Planning Commission approval:

Fee TBD

VII. NEXT STEPS:

1. ABR Concept Review.
2. Submittal of an application to initiate a zone change to the Planning Commission. The change of zone proposal should be in written form outlining the pertinent issues and including both current and proposed maps with zones and land use designations.
3. Planning Commission initiation.
4. Complete Planning Commission Application Submitted for Completeness Review (DART Process) for the Tentative Subdivision Map.
5. Application reviewed for completeness.
6. Determination and completion of Environmental Review Process.
7. Planning Commission Review on project and recommendations to City Council on rezone. Project approval contingent on the Change of Zone.
8. City Council action on the Rezone.
9. ABR Preliminary and Final Approvals.
10. Submittal of Final Map to Public Works and approval by Council.
11. Recordation of Final Map.
12. Building Permit for buildings. Please note a building permit will not be issued on the units until recordation of the final map.

VIII. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470 Kathleen Kennedy, Assistant Planner
Fire Department, 564-5702 Marty Van Dyke, Fire Inspector II

Engineering Division, 564-5363 Loree Cole, Supervising Civil Engineer
Debbie Hughey, Senior Eng. Technician
Transportation Division, 564-5385 Stacey Wilson, Assistant Transportation
Planner
Building & Safety Division, 564-5485 Chris Hansen, Building Inspection/Plan
Check Supervisor

IX. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on **Tuesday, September 7, 2004 at 1:30 p.m.** with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by Monday, September 6, 2004. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

Prior to submitting a formal Planning Commission application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package.

If you have any general or process questions, please feel free to contact me.

Sincerely,

Kathleen A. Kennedy

Kathleen A. Kennedy, Assistant Planner

Attachments:

1. Planning Commission Submittal Packet
2. Tentative Map Requirements
3. Minimum Site Plan Requirements
4. Site Photographs
5. Archaeological Letter Report Submittal Form
6. List of City-Qualified Archaeological Consultants

cc: (w/o attachments)

Ms. Wendy Snyder, 2430 Las Positas Road, Santa Barbara, CA 93105
Planning File
Barbara Shelton, Environmental Analyst
Loree Cole, Supervising Civil Engineer
Debbie Hughey, Senior Eng. Technician

PRE-APPLICATION REVIEW TEAM COMMENTS
1114 N. MILPAS STREET (MST2004-00534)
AUGUST 31, 2004
PAGE 10 OF 10

Joe Poiré, Fire Inspector III
Marty Van Dyke, Fire Inspector II
Stacey Wilson, Assistant Transportation Planner
Chris Hansen, Building Inspection/Plan Check Supervisor

G:\P R T\1114 N. Milpas (1)\1114 N. Milpas Street (1) FINAL Comments.doc



City of Santa Barbara

Planning Division

30-DAY DEVELOPMENT APPLICATION REVIEW TEAM (DART) COMMENTS

October 9, 2006

Teri Green & Associates
P.O. Box 1455
Santa Barbara, CA 93102

SUBJECT: 30-DAY DEVELOPMENT APPLICATION REVIEW FOR 1114 N. MILPAS STREET, MST2004-00534, APN # 029-202-025

DART MEETING DATE: TUESDAY, October 17, 2006, at 1:15 p.m. – 2:15 p.m., 630 Garden Street, Housing & Redevelopment Conference Room, 2nd Floor

Dear Ms. Green:

I. INTRODUCTION

The City accepted the development application for the subject project for 30-day review on September 7, 2006. The project has been revised since the PRT review. The project consists of a proposal for three (3) three-bedroom condominium units with six covered parking spaces. The parcel is split zoned (R-3 and E-1) and the proposal includes a request to rezone the E-1 portion of the site to R-3. The existing 1,543 square foot residence, 230 square foot storage building and 160 square foot shed would be demolished. The information reviewed by the DART included an owner/agent authorization form, a hazardous waste and substances statement form, an applicant letter addressed to the Planning Commission dated September 7, 2006, an Acoustical Analysis Report prepared by Acentech dated December 15, 2005, a Letter Confirming No Archaeological Resources prepared by Macfarlane Archaeological Consultants dated December 21, 2005, a copy of the PRT letter with handwritten responses to comments, photographs of the site and surrounding areas, a preliminary title report dated June 20, 2006, and revised plans.

The City has 30 days from the date a development application is accepted for processing to determine if the application is "complete" (i.e. contains all of the required information necessary for project analysis and decision). During the 30-day application review period, the development application is forwarded to various City land development departments and divisions for their review, comments, and completeness determination. The City is required to notify a project proponent within the 30-day application review period of its determination as to development application completeness.

If a development application is determined to be "incomplete," the City will specify in writing to the project proponent the additional information required. The application will be placed "on-hold" until the required information is received. Not later than 30 days from receipt of the additional information, the City will again determine if the application is "complete." If the application remains incomplete,

the City will again transmit its determination to the project proponent and specify the additional information required. If the City determines the application is "complete", further processing shall commence. Further processing includes environmental review of the proposed project, analysis for compliance with applicable plans, policies, ordinances, codes, etc., and action on the proposed project application by the appropriate decision-making body(ies).

Also, during the 30-day application review period, I was assigned as the lead contact regarding this project. Any questions or concerns you may have relative to the processing of the development application should be directed to me at (805) 564-5470.

II. COMPLETENESS DETERMINATION

The purpose of this letter is to notify you that the development application for the subject project is "incomplete," and additional information is required. The required additional information is specified below.

III. REQUIRED ADDITIONAL INFORMATION

Staff has identified the following information as necessary in order to adequately review the proposed development project. **Subsequent applications will not be accepted without this information.**

A. Planning Division

1. Reproduce a completed Project Statistics form, found on the City's website, onto the plans.
2. Although the plans state that the average slope of the parcel is 19.9%, portions of the site where development is proposed may be greater than 30%. Please include a slope study of the parcel that shows, in different colors or shading, areas with existing slopes that are less than 30% and greater than 30%. Consistent with City policy, Staff would not be able to support development on slopes greater than 30%.
3. In the R-3 zone, the rear yard setback is 6 feet for the first floor and 10 feet for each floor above the first. Please revise.
4. On the site plan, through shading or other means, demonstrate how the required 10% common open space area is met onsite.
5. Provide a roof plan for Unit C.
6. Unit C is a three-story building. Please revise the project description.
7. *Noise*: Please revise the Acoustical Analysis report dated December 15, 2006 as follows:
 - (a) A direct measurement and/or a modeled prediction of the noise level as predicted at the time of Certificate of Occupancy and a modeled prediction of the noise level 10-years future from Certificate of Occupancy of each required outdoor living area is needed. The measurement is to be at approximately 5' above the required outdoor areas floor elevation. There are other industry standards for noise level measurements such as equipment, calibration, etc. The noise level must be expressed as Ldn. If the noise level of the required outdoor living

areas is above 60 dBA Ldn, then mitigation should be included to reduce the noise level to 60 dBA Ldn.

- (b) For other outdoor areas, the noise consultant should choose a reasonable worst case scenario. If the outdoor noise level is over 60 dBA Ldn, then the noise consultant needs to provide mitigation to show that the interior noise level will be below 45 dBA Ldn as standard construction will typically only reduce outdoor to interior noise levels by 15 dBA.
- (c) For both of the items above, the revised report should include an analysis of the noise generated from the County Bowl as required in the PRT letter.

8. *Tree Removal:* Provide a Tree Protection Plan prepared by a Certified Arborist. The Tree Protection Plan shall consist of an Existing Tree Survey Plan, Proposed Tree Retention Plan, and Proposed Tree Removal and Impact Mitigation Plan as follows:

- (a) *Existing Tree Survey Plan:* Provide a Plan showing each tree with a diameter at four feet above existing grade of 4 inches or greater, including its dripline (the dripline of the tree is defined as the outside edge of the leaf canopy). On the Plan, call out the tree's diameter and provide a reference (e.g. abbreviated common name and number). For each tree shown, include a reference table identifying each tree (by reference number), botanic and common name, and its condition rating based on the ISA guide to tree appraisal, indicating if the tree has decay, disease, insects or other damage. On the same plan, show all proposed development, including structure footings, grading and fill, and utilities, with potential for impacts to existing trees (4 inch diameter or greater). All trees to be removed shall be indicated with an "X" drawn through the tree.
- (b) *Proposed Tree Retention Plan:* Provide a Plan for the retention of trees including a fencing plan that shows trees to be retained with temporary protective fencing (to be installed prior to any on-site ground disturbance) shown 5'0" outside of actual dripline of the tree. Provide other methods to protect trees during construction, including but not limited to, root cutting and pruning techniques, use of hand tools, minimizing disturbance, etc.
- (c) *Tree Removal and Impact Mitigation Plan:* Provide a Mitigation Plan for the removal or substantial encroachment of 20 % or more into the dripline of any "healthy" existing surveyed tree (4 inches diameter or greater).

B. Engineering Division

1. A Tentative Map is required for the creation of condominiums. See Municipal Code 27.07.030. All of the items required for the Tentative Map need to be on the Tentative Map (T1 as submitted) or if more than one sheet comprised the Tentative Map, the coversheet needs to provide a sheet index indicating which sheets comprise the Tentative Map. It appears the resubmittal intends to use sheet a000, the Grading,

Drainage and Utility Plan, as the second sheet of the TM. Please clarify and combine if intended. An option is reproduce and re-label a000 as TM2 and combine with T1 labeled as TM1. The sheet index on T1 has extraneous information. Please see SBMC 27.07.030 as a reference in preparing your TM. Please provide one sheet if possible. It is our intent to archive one or two sheets to be available during the review of the Parcel Map in the future as a way to expedite the review and approval process.

2. Please show all adjoining parcels on the TM1. SBMC 27.07.030 (#1).
3. Please show contour lines 100' beyond the parcel; especially on the north-east portion. SBMC 27.07.030 (#3).
4. Please clarify existing and proposed public improvements and a list of major proposed public improvements on the TM. SBMC 27.07.030 (#4).
5. Please clarify on the TM whether the 30' storm drain is private or public. The City's Geospatial Browser indicates "private" but was constructed as "C-1-455" which is typically used for public improvements. Please research and clarify with next submittal. The TM appears to propose the relocation of a 30" pipe into a 14" pipe. Public or private, storm drain pipes cannot be reduced in size. Please revise the TM to show proposed installation of new public storm drain pipe of at least 30" RCP from the left side of the street frontage to the right side where it appears a City storm drain pipe exists that is capable of receiving a new 30" RCP. Although construction drawings are not being requested, basic required public improvements must be shown on the TM. See SBMC 27.07.030 (#5).
6. The existing topography and the City's Geospatial Browser appear to show a natural water course in close proximity to the proposed development. Please clearly show the natural water channel, CH-H06-25, on the TM and show whether the existing site receives any flow and whether the proposed development needs to be modified. See SBMC 27.07.030 (#5).
7. The sewer main in front of lot and that serves the proposed development appears to be 6". Please plan to provide, as public improvement, a new 8" sewer main from along the frontage of the new development to the next downstream manhole. As an alternative, please provide estimated existing peak flows in the City's sewer main serving the proposed development and provide estimate flow from the proposed development and show that the peak flow does not exceed 50% of the pipe area. See SBMC 27.07.030 (#6) and the Engineering Division Sewer Design Guidelines.
8. Please list any proposed non-compliance with the SBMC on the TM. See SBMC 27.07.040.
9. Note the replacement of cracked sidewalk, curb and gutter along the entire subject property frontage on Milpas Street. However, given the extensive trenching required for the storm drain realignment and water and sewer lateral work, please note the requirement to complete the rehabilitation of the ½ width of Milpas for the affected frontage. SBMC 27.07.030 (#4).

10. Indicate how site drainage is directed to the public right of way. All new or existing storm drainage conveyance systems shall be sized to convey the 25-year storm event. SBMC 27.07.030 (#5) and Engineering Division Design Guidelines.

11. Site and roof drainage directed to the street shall be conveyed beneath the driveway or sidewalks through City standard curb drain outlets. See SBMC 27.07.030 (#5) and Engineering Division Design Guidelines.

12. More specific public improvements and conditions may be determined at the time of next DART submittal.

13. Provide two copies of a current (dated within 3 months of DART resubmittal) Preliminary Title Report.

C. Fire Department

1. The Landscape Plan does not meet the High Fire Hazard Landscape Guidelines.
 - (a) Plantings of Arbutis 'marina' on the southeast are too close to the structure on the adjacent property.
 - (b) Replace Sweet Olive and prunus caroliniana with plant species that have less volume. Look at replacing with a vine species to provide screening, but keep the volume down.
 - (c) Remove ladder fuel plantings throughout the property under tree plantings.
 - (d) Cupressus sempervirens is listed as an inappropriate planting for the high fire hazard area; therefore, remove it from the plant list.
 - (e) Tree plantings in general are shown too close to structures and adjacent structures.
2. Access as shown is inadequate. A minimum 16' wide driveway is required to be within 150' of the furthest point away on the proposed rear structure. If you fire sprinkler the rear building, you can have a distance of 250'.
3. Show the location of the nearest fire hydrant. A fire hydrant has to be within 500' of the furthest point away on the proposed rear structure. The hydrant must have a water flow of at least 750 gpm.

D. Transportation Division

1. Due to the steep slope of the site, more detailed information will be needed to review the parking design. Please submit a more detailed plan showing the slope of all vehicle maneuvering areas at each garage approach. Vehicle maneuvering areas should not exceed a 5% cross slope. Please show the slope and cross slope of these areas expressed as a percentage.
2. Access to the Unit C garage is constrained by the trash enclosure. Vehicles exiting the site do not have adequate room to back up to complete the turnaround maneuver.

3. Access to the Unit B garage is constrained by the porch, and access to Unit A garage is constrained by the fence and landscaped area.
4. Please reverse the swing of the doors leading to the garages so that they do not intrude into the required 20' x 20' interior clear area.

IV. ADVISORY COMMENTS

A. Planning Division

1. Projects that require a third or subsequent DART submittal are required to pay one-fourth ($\frac{1}{4}$) of the highest application fee for the project. In this case, the fee would be \$1,212.50.
2. The 'Letter Report Confirming No Archaeological Resources' has been routed to the Historic Landmarks Commission staff for review by the City's Archaeological Consultant.
3. The City's Urban Historian has determined that a Historic Structures Report will not be required prior to alteration or demolition of the existing residence.
4. Please be advised that the Council is considering a Tenant Displacement Assistance Ordinance (TDAO) that would assist those tenants who are displaced due to their unit being demolished, eliminated, or lost as a result of a land use change. The ordinance, if adopted, would apply to all discretionary or ministerial permits and would require notice to the tenants 60 days prior to filing an application. For purposes of the proposed TDAO, an application includes any application to ABR, HLC, Staff Hearing Officer or Planning Commission (DART), or Division of Building and Safety for a Building Permit or Demolition Permit. Among the provisions being recommended is monetary displacement assistance in the amount of three times the median advertised rental rate or \$4,000, whichever is greater. Special needs households, as will be defined in the ordinance, would be entitled to greater assistance.

If your project involves the elimination of a rental unit, this ordinance may apply to you unless the demolition, building permit, or final map has been completed before adoption of the ordinance. The draft ordinance is tentatively scheduled to go before the Ordinance Committee on September 12, 2006. To keep up with the status of the ordinance or read the Council Reports, please visit the City's website at www.SantaBarbaraCA.gov, click on "Major Planning Efforts" then click on "Tenant Displacement Assistance Ordinance".

B. Building & Safety Division

1. A soils report will be required prior to Building Department submittal.
2. A demolition permit is required.
3. A complete drainage plan will be required at time of Building Department submittal.
4. Project will conform to the requirements of the High Fire Ordinance.
5. Erosion Control Plan. The applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the *Procedures for the*

Control of Runoff into Storm Drains and Watercourses and the Building and Safety Division *Erosion/Sedimentation Control Policy* (2003). The erosion control plan shall specify how the required water quality protection procedures are to be designed, implemented, and maintained over the duration of the development project. A copy of the erosion control plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site.

C. Engineering Division

1. Existing private sewer laterals serving the property need to be inspected by a closed circuit inspection camera. A copy of this video shall be provided to Manuel Romero, Wastewater Collection System Supervisor, (805) 897-1931, for review. The applicant shall repair, at their expense, any defects that are found in the private lateral prior to occupancy. Any existing sewer lateral identified to be abandoned, shall be disconnected at the sewer mainline connection. This condition is required prior to the issuance of any Building or Public Works permits.

2. If individual sewer laterals are not used for each unit, any proposed new "common" sewer laterals shall be sized accordingly and recorded in private Covenants, Conditions and Restrictions. Comments, conditions and explanation of timing will be covered in the next DART letter.

V. **ADDITIONAL APPLICATIONS REQUIRED**

Based on the information submitted, the subject project requires the following additional applications for the following reasons:

A. Planning Division

Initiation of a zone change from E-1 to R-3 by the Planning Commission

B. Engineering Division

Following Planning Commission Approval:

1. **Application for Parcel Map.** City Council approval is required for the following land development agreements and maps. The agreements, prepared by Staff and recorded concurrently with the Parcel Map, are required prior to issuance of any Public Works or Building permits.

- (a) Owner shall record an Agreement Assigning Water Extraction Rights which is required at the time of the Parcel Map, and prior to the issuance of Certificate of Occupancy. Land Development staff prepares this agreement.
- (b) Parcel Map (and accompanying documents) per the Subdivision Map Act, and created to City Survey Ordinance requirements. The map shall be prepared by a licensed surveyor and is required prior to the issuance of Certificate of Occupancy.

- (c) Owner shall record an Agreement Relating to Subdivision Map Conditions Imposed on Real property. Land Development staff prepares this agreement and takes it to City Council along with the Parcel Map.
 - (d) Submit to engineering staff verification for pre-payment of property taxes from the County of Santa Barbara prior to recordation of the Parcel Map. (This is a requirement of the County of Santa Barbara, County Recorder's Office.)
2. **Application for Public Improvements.** Public Works permits shall be required and obtained for all public improvements and utility connections in the right of way following recordation of the map and agreements. The Public Works permits are separate from all other City required permits.
3. **Application for Water Meters and Sewer Laterals.** Water and sewer buy-in fees are required for each unit. A water and sewer application shall be completed prior to the issuance of any Public Works or Building Permits.
4. **Application for Address Assignment.** Addresses for the new units can be obtained from the Public works Permit Counter. Contact Dave Postada, 564-5388, for related questions.

VI. FEES

Please be informed that fees are subject to change at a minimum annually. Based on the information submitted, the subject project requires the following additional fees for the following reasons:

A. Planning Division

Prior to the application being deemed complete:

Zone Change with Development Review Fee \$8,765.00

Following Planning Commission approval:

Fee \$TBD

B. Engineering Division

Following Planning Commission approval:

Fee \$TBD

C. Transportation Division

Following Planning Commission approval:

Fee \$157.30

D. Building & Safety Division

Following Planning Commission approval:

Fee TBD

VII. NEXT STEPS:

Please make an appointment with me to submit the required additional information, specified in Section III of this letter, at the Planning and Zoning Counter. You should also submit a copy of this letter, indicating how the comments contained herein have been addressed. This information should be submitted within 30 days of the date of this letter¹.

If the additional information required is not received within 120 days of the date of this letter, you will be notified in writing that an "unreasonable delay" in response to the request for additional information has transpired. If the additional information is not received within 60 days of the date of the "unreasonable delay" transmittal, the application shall be "closed" and a portion of the processing fees forfeited². If you wish to pursue the project, a new, full and complete application as specified in the Submittal Requirements handout for the appropriate hearing body and payment of all applicable fees will be required.

In addition, please be advised that once the subject development application is deemed "complete," you will be notified to provide a reduced (8 1/2" x 11") site plan, elevations, floor plans, and Tentative Map prior to the date of the scheduled Planning Commission hearing. Please note that you will also be required to post the public notice on the site in accordance to current noticing requirements.

VIII. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470	Kathleen Kennedy, Associate Planner
Fire Department, 564-5702	Gina Sunseri, Fire Inspector II
Engineering Division, 564-5363	Mark Wilde, Supervising Civil Engineer
Transportation Division, 564-5385	Judith Johnduff, Assistant Transportation Planner
Building & Safety Division, 564-5485	Elizabeth Sorgman, Senior Plans Examiner

IX. CONCLUSIONS/GENERAL COMMENTS

Your application has been deemed "incomplete;" however, you may appeal the decision to require additional information. An appeal must be filed at the Community Development Department's Planning and Zoning Counter within 10 days of the date of this letter. The appeal must consist of written notification indicating your grievance with the determination that your application is "incomplete" and the appropriate appeal fee (the 2005 appeal fee is \$150). The appeal will be scheduled for review by the appropriate decision making body and you will receive notice of the hearing date.

These comments constitute your DART review. The project is scheduled for review at a meeting on **Tuesday, October 17, 2006, at 1:15 p.m. – 2:15 p.m.**, with staff from the Planning, Transportation, Engineering, Building and Safety Divisions and the Fire Department. Please review this letter

¹ In some instances, the requested additional information cannot be provided within 30 days of the date of the written transmission stating the requirement for additional information. Please contact me as soon as possible to discuss any anticipated delay.

² In some cases, an additional 180-day extension of time to submit the additional information may be approved by the Community Development Director.

30-DAY DEVELOPMENT APPLICATION REVIEW TEAM COMMENTS

1114 N. MILPAS STREET (MST2004-00534)

OCTOBER 9, 2006

PAGE 10 OF 10

carefully prior to our scheduled meeting date. We will answer your questions on the DART comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by *Monday, October 9, 2006*. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

If you have any general or process questions, please feel free to contact me.

Sincerely,

Kathleen A. Kennedy

Kathleen A. Kennedy
Associate Planner

cc: Ms. Wendy Snyder, 2430 Las Positas Road, Santa Barbara, CA 93105
Debra Andalaro, Environmental Analyst
Mark Wilde, Supervising Civil Engineer
Joe Poire, Fire Inspector III
Gina Sunseri, Fire Inspector II
Judith Johnduff, Assistant Transportation Planner
Elizabeth Sorgman, Senior Plans Examiner

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1114 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025

Application Number: MST2004-00534

Owner: Wendy Snyder

Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and a 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will result in a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

(COMMENTS ONLY; PROJECT REQUIRES AN ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL.)

6:17

David Ferrin, Architect; and Joe Derrico, Owner, present.

Public comment opened at 6:28 p.m.

Peter Cohen 1116 N. Milpas Street stated that he appreciates the ABR process, but does not like that he project is three story, as it is too high. He is also concerned with runoff and with the proposed additional eight parking spaces.

Rob Pearson, 868 Via Granada, stated that he is concerned with the three story height of the project and the amount of additional pavement and drainage.

Public comment closed at 6:33 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board is to conduct an organized site visit. 2) The visual proposal appears aggressive and is inconsistent with the Hillside Design Guidelines. 3) The applicant to provide reference north to the Santa Barbara Standard. 4) Provide cross sections through the neighboring structures to show how the mass and height relate to adjacent structures from the front elevation and from a mid-site section.

Action: Christoff/Bartlett, 7/0/0.

THE BOARD RECESSED FROM 6:41 P.M. TO 5:59 P.M.

3. Jaime Limón announced the following:
 - a) A current version of the final approval checklist for a future discussion item will be sent to the Board members for review.
 - b) Suzanne Johnston will be absent today.
4. Christopher Manson-Hing announced he will not be present at the January 3, 2005, meeting.
5. Ms. Larson distributed photos showing examples of streetlights for the Board's review. She pointed out that the streetlight at the bus stop on the corner of San Andres and Micheltorena is one that has been previously approved by the Board as an acceptable light fixture.

E. Subcommittee Reports.

1. Chair Six announced that he and Bruce Bartlett attended the last Neighborhood Preservation Ordinance (NPO) meeting, which focused mainly on modification review, wording for the Good Neighbor Policy, and Noticing Requirement Radius. Chair Six stated that at the next NPO meeting on Friday, December 10, 2004, discussion will include a new proposed Floor to Area Ratio (FAR) standards. Chair Six requested attendance from ABR members who are interested.
2. Ms. Pierron stated she is working on a private project which includes new street light fixtures that were originally called out to be "Cobraheads," and she has been working with a subcommittee in the Public Works Department to establish a standard that can be used as an example. Ms. Pierron stated the subcommittee on her project is aware that the City of Santa Barbara has not produced a new package of pre-approved designs. She stated that the light fixture on the corner of San Andres and Micheltorena is a good example of what is desirable.

F. Possible Ordinance Violations.

1. 24 Hour Fitness, located in Paseo Nuevo, has a possible non-permitted signs that is not in compliance with the program.

CONCEPT REVIEW - CONTINUED ITEM

1. **1114 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025
Application Number: MST2004-00534
Owner: Wendy Snyder
Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will result in a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION FOR A TENTATIVE SUBDIVISION MAP)

(3:42)

David Ferrin, Architect; and Joe D'Errico, Owner, present.

Motion: Continued indefinitely with the following comments: 1) The Board is appreciative of the documentation provided. 2) The current proposal and configuration is too aggressive for the site. 3) The elevated walkway and retaining walls along the east property line to the middle unit are problematic and add to the mass of the building. 4) The Board would like to see more single story elements at the front unit along Milpas Street. 5) The Board would like to see less square footage on the third story or more set back to the third story elements of the middle unit, especially along the east property line. 6) The Board has overall concerns regarding the retaining walls throughout the site given their height and mass. 7) The Board is not in favor of an entry gate at the driveway. 8) The project needs significant reduction. 9) Mitigate the massiveness by redistributing the unit type including one-bedroom or studio units, which would also reduce parking, or by reducing the unit count. 10) The intensity of the project is resulting in excess manipulation of the grading.

Action: Christoff/Eichelberger, 9/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 217 STEARNS WHARF A

HC/SD-3 Zone

Assessor's Parcel Number: 033-120-022

Application Number: MST2004-00795

Owner: City of Santa Barbara

Applicant: James Zimmerman

Architect: James Zimmerman

(Proposal to construct an addition of a 213 square foot second story covered pavilion deck with a stairway, a 228square foot bridge deck and a 100 square foot elevator tower with equipment room to Stearns Wharf Vintners Retail Space.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, COASTAL COMMISSION REVIEW, AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTIONS No.'s 006-02, 032-03, 030-97 AND 033-00.)

(4:21)

Candace and Doug Scott, Lessees; and James Zimmerman, Architect and Applicant, present.

Public comment opened at 4:23 p.m.

Doug Scott, applicant, read a written statement by him and Candice Scott regarding the design of the current observation deck on Stern's Wharf. They stated that they have been doing business on the wharf for over 23 years, and therefore, understand the needs of the visitors that frequent the wharf. They believe that the improvements proposed will have significant benefits to the tourists, the waterfront, local businesses on the wharf, and the City of Santa Barbara as well. They also stated that the proposed deck is unique due to the fact that its general use is open to all visitors, and includes a beautiful view of Santa Barbara. Mr. Scott went on to state that there are problems which need to be resolved and that there are effective solutions to these problems. He understands that there are many factors the Board must take into consideration when reviewing the project.

Public comment closed at 4:25 p.m.

CONCEPT REVIEW - CONTINUED ITEM**3. 1114 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025

Application Number: MST2004-00534

Owner: Wendy Snyder

Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will result in a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

(Third Concept Review.)**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION FOR A TENTATIVE SUBDIVISION MAP.)****(4:34)**

David Ferrin, Architect and Bina Lustado, present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the elimination of the fence and the retaining wall along the south elevation. 2) The Board appreciates the reduction of the middle unit's third story. 3) The proposal is too aggressive for the site. This manifests itself in the problematic pedestrian circulation and access to outdoor living space causing privacy problems and ease of use problems for all the residents. 4) Unit A needs to have a substantial one story presence at Milpas Street. 5) The amount of cantilever is aggressive and problematic. 6) The Board is concerned with the excessive amount of blank wall on the south elevation of Unit B. 7) Some Board members find that Unit D is too aggressive and could be carved down. 8) The Board appreciates that the lot is an R-4 lot; however, it is steep and must be less aggressive to blend with the neighborhood. 9) The project needs significant reduction. 10) Mitigate the massiveness by reducing the unit count or redistributing the unit type including one-bedroom or studio units, which would also reduce parking.

Action: LeCron/Bartlett, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 3025 DE LA VINA ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-172-020

Application Number: MST2005-00111

Owner: 3025 DLV Partners

Agent: Dudek & Associates

(Proposal for the installation of several buttress walls to the existing retaining wall. The buttress units are approximately 5 feet by 1.5 feet by 17 feet (length & width).)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION No. 032-96.)**(5:09)**

THE BOARD RECESSED FROM 3:18P.M. UNTIL 3:37P.M.**CONCEPT REVIEW - NEW ITEM****1. VOLUNTARIO ST AND PUNTA GORDA ST**

Assessor's Parcel Number: 099-MSC-0PW

Application Number: MST2005-00025

Applicant: Hal Hill, Project Manager II

Owner: City of Santa Barbara

(Proposal to construct approximately 1000 linear feet of sidewalk, curb and gutter, additional paving to connect the existing roadway paving to the new curb, landscaping, and street lighting on Voluntario St. and Gorda St.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

3:37

Harold Hill, Project Manager, II, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board understands that the applicant has met with the City Arborist for review of the proposed street trees. 2) Introduce new trees with grates at the corner of Punta Gorda Street and Voluntario Street.

Action: Bartlett/Wienke, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**2. 1114 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025

Application Number: MST2004-00534

Owner: Wendy Snyder

Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and a 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will result in a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION FOR A TENTATIVE SUBDIVISION MAP.)

3:53

David Ferrin, Architect, present.

- Motion: Continued indefinitely with the following comments: As to Unit A: 1) The Board appreciates the size reduction of the unit. 2) The Board finds Unit A to be problematic in its design, in spite of it being a small unit. It is suggested to eliminate the upper deck trellis structure, strengthen some of the verticality of the front wall, eliminate the parapet wing wall of the deck, and study the fenestration to help break up the boxiness of the unit. As to Unit B: 3) The Board supports the size, bulk and scale, but looks for improvements of the articulation of the thin walls of the garage. 4) Eliminate the roof over the north facing deck. 5) Some Board members are concerned with the two inch plaster reveals. They are appropriate for decorative elements but not for mitigation of massing concerns. As to Unit C: 6) Most of the Board finds the size, bulk and scale acceptable. 7) The Board does not support the deck at the northeast corner. 8) The Board sees opportunity for canopy trees to mitigate the size of the structure. As to all units: 9) The Board sees opportunity to finesse some articulation of the massing to help reduce the size by flaring and buttressing the wing walls of garages. 10) The Board looks forward to refinement in the detailing, particularly in the fenestration. As to the site plan: 11) Reduce the hardscape and maximize the landscape. 12) The Board does not support the sidewalk on the south side of Unit B. 13) Study opportunities in the motor court to increase the landscape.
- Action: Wienke/Bartlett, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 910 CAMINO VIEJO RD

A-2 Zone

Assessor's Parcel Number: 015-060-046

Application Number: MST2005-00344

Owner: CV Investments, LLC.

Architect: Banyan Architects

(Proposal to construct a new 4,800 square foot two-story single family residence and an attached 800 square foot garage on a 46,640 square foot vacant lot located in the Hillside Design District. The project includes 1,200 cubic yards of cut and 1,200 cubic yards of fill outside the main building footprint. A modification is required for the garage to exceed the allowable square footage. Planning Commission approval is required for grading in excess of 500 cubic yards.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, A MODIFICATION AND PLANNING COMMISSION APPROVAL.)

4:27

Kirk Gradin, Architect, present.

Public comment opened at 4:41p.m.

Rex Lotery, neighbor stated that the project is not in the best interest for the neighborhood.

CONCEPT REVIEW - CONTINUED ITEM**5. 1114 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025

Application Number: MST2004-00534

Owner: Wendy Snyder

Architect: David Ferrin

(Proposal to demolish a 1,543 square foot single story residence, a 230 square foot storage unit, and a 160 square foot storage shed to construct four condominium units and eight covered parking spaces on a 9,947 square foot lot. The project will resulting a detached 1,305 square foot two-story unit, two 1,356 square foot two-story units above three two-car garages and a detached 1,284 square foot two-story unit above a two-car garage. Proposal also includes a rezone of the E-1 portion of the site to R-3.)

(Fifth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(5:04)

David Ferrin, Architect; and Joe D'Errico, Owner; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:

- 1) The Board is generally comfortable with the mass, bulk, and scale of the units.
- 2) The Board appreciates the reduction in hardscape from the prior design and the addition of trees at the end of the driveway.
- 3) The Board appreciates the general reduction of the massing of the project.
- 4) As to the units themselves, Unit A still appears boxy in appearance as seen from the Milpas Street elevation. The Board would like to see a restudy to reinforce some of the verticality of the components to help break up the mid height roofs.
- 5) Restudy the south elevation of Unit A where the porch roof transitions into the balcony rail.
- 6) On future submittals, the applicant is to provide documentation of all exterior elevations which are not depicted on this set of plans.
- 7) As to the middle building, Unit B, and the garage for Unit A, the Board is concerned with the plain appearance of the garage doors and would like to see further articulation and detailing.
- 8) The Board would like to see further study of the fenestration sizes and use traditional window grid window volume to simplify and break up the window patterns and sizes.
- 9) Restudy the pedestrian entry sequence of Unit C and minimize the hardscape that links Unit B and Unit C.
- 10) The Board sees further opportunity to reduce the plate heights; especially in Unit C.

Action: Bartlett/Eichelberger, 4/1/0. Pierron opposed.

THE BOARD RECESSED FROM 5:39P.M. TO 5:55 PM

Stephanie Douglas, submitted a statement which states she does not understand how the chimney would be allowed in such a beautiful City as Santa Barbara and the beautiful views obstructed.

Jim Wickman, submitted a statement which stated he is an electrical contractor and the appearance of that the new meter panel location is a concern.

Roberta Tracy, neighbor, stated that the chimney is too large.

Public comment closed at 3:59p.m.

Staff Comment: Jaime Limon, Design Review Supervisor, clarified concerns with the neighbors not receiving notice of ABR meetings.

Motion: Continued indefinitely with the following comments: 1) The Board supports the extension of the screen wall behind the barbeque. 2) The Board requests that the chimney be reduced to the minimum allowable height as designated by the manufacturer of the fireplace and no higher. 3) The applicant is to return with a design for the enclosure of the chimney. The Board withholds comment of the proposed enclosure until revised plans have been submitted.

Action: LeCron/Wienke, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM

2. 1114 N MILPAS ST

E-1/R-3 Zone

Assessor's Parcel Number: 029-202-025

Application Number: MST2004-0053

Owner: Wendy Snyder

Architect: David Ferrin

(Proposal to construct three, two-story, three-bedroom condominium units totaling 4,406 square feet of living space and 1,279 square feet of garage space (eight covered parking spaces) and 997 square feet of balconies and porches on a 9,947 square foot lot. Proposal also includes a rezone of the E-1 portion of the site to R-3. The existing 1,543 square foot single story residence, 230 square foot storage unit, and 160 square foot storage shed are proposed to be demolished.)

(SIXTH CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION FOR A TENTATIVE SUBDIVISION MAP.)

(4:34)

David Ferrin, Architect; and, Joe D'Errico, Owner, present.

Motion: Continued indefinitely with the following comments: 1) The Board is generally comfortable with the size, bulk, and scale of the units. 2) The Board appreciates the reduction in hardscape from the prior design and the addition of trees at the end of the driveway. 3) The reduction of the massing of the project is a positive. 4) As to the units themselves, the Board is generally comfortable with the refinement of unit A, to provide a one-story presence to Milpas Street; however, restudy the fenestration proportions, the thickness of the buttress walls, and other architectural refinements. 5) The Board appreciates the articulation of the carriage style garage doors and the details as presented. 6) The applicant is to restudy the fenestration sizes at all units to provide more variation. 7) As to the site plan, study ways to reduce the hardscape. Some suggestions were to reduce the driveway flair as it approaches the garage at Unit C, include landscape pockets opposite the entrance to Unit B, and widen some of the planters along the drive near Milpas Street. 8) The Board appreciates the reductions to the plate heights.

Action: Wienke/Mudge, 5/1/0. Pierron opposed.

CONCEPT REVIEW - NEW ITEM

3. 101 GARDEN

HRC-2/SP-2/SD-3 Zone

Assessor's Parcel Number: 017-630-018
Application Number: MST2004-00134
Owner: Wright Partners
Agent: Suzanne Elledge Planning
Architect: Peikert Group Architects

(The proposal consists of demolition of all existing structures on the three sites and construction of 97 residential condominiums (market & affordable) on Site #1, a nonresidential project on Site #2, and 16 affordable apartment units on Site #3. The total area proposed for development is 5.3 acres. The site at 101 Garden Street is within the boundaries of Specific Plan #2. The proposal consists of a range of unit types, mix and affordability levels.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL, TENTATIVE SUBDIVISION MAP, MODIFICATION, AND A COASTAL DEVELOPMENT PERMIT.)

(5:02)

This item was agendized incorrectly. The correct address is 222 Santa Barbara Street, and will be heard on November 7, 2005.

CONCEPT REVIEW - CONTINUED ITEM

4. 415 BATH ST

C-2 Zone

Assessor's Parcel Number: 037-192-008
Application Number: MST2003-00591
Owner: Metropolitan Equities
Architect: Brian Nelson

(Proposal to construct a 3,205 square foot two-story triplex with two-car garages on the first floor totaling 1,299 square feet on a 7,500 square foot lot. Demolition of one existing two-story 2,400 square foot residence is also proposed. This project is to be reviewed concurrently with the project at 417 Bath Street (MST2003-00592).)

(Second Concept Review.)

